



Date Received: _____
Check Number: _____
Received By: _____

Land Use Authority

76 North Main Street, Kanab, Utah 84741
Phone (435) 644-4966 or (435) 644-4951

planning@kane.utah.gov

Application for a Community Zone

Proposed Community Zone Name _____

Location/Legal Description _____

Total Acreage _____

Owner(s) _____

Ph. _____ Email _____

Address _____

Agent _____ Ph. _____

Ph. _____ E-mail _____

Address _____

Engineer and/or Surveyor contact information

Firm Name: _____

Address: _____

Contact Name: _____

Contact E-mail: _____

Contact Number: _____

I, _____ hereby certify the above information to be true and accurate.

Signature: _____

Name and Title: _____

Seal

Notary Signature

My Commission expires: _____

Community Zone Review Deposit

A deposit will be collected at the time of application and before any review will take place. The deposit will be kept in an escrow account and will be used to pay for review services and other associated costs. When 60% of the deposit has been expended, additional funds will be required. All unused funds will be returned less a 5% handling and processing fee.

Community Zone			
	0 to 640 Acres	\$ 1,920.00	Base Fee
	641 to 1500 Acres	\$ 1.00	per additional acres
	1501 to 3000 Acres	\$ 0.75	per additional acres
	3001 + Acres	\$ 0.50	per additional acres
	Outside Legal Counsel	\$ 2,500.00	(minimum deposit)

AGREEMENT COMMUNITY ZONE

This Agreement is made by and between _____ (Hereafter “Owner”) and Kane County. Owner hereby acknowledges receipt of a copy of the Kane County Land Use and Subdivision Ordinances and Standard Specifications for Design and Construction. Owner hereby acknowledges that he or she has read, or that an authorized agent of the owner has read, understands and will fully and completely comply with the provisions and requirements contained in the Ordinances and Standard Specifications for Design and Construction.

Dated this _____ day of _____ 20__.

In signing below I represent that I have authority to execute this agreement for in behalf of the owner listed above.

Owner Printed Name: _____

Signature: _____

Title: _____

Seal

Notary Signature

My Commission expires:_____

Authorized Agent Printed Name: _____

Signature: _____

Title: _____

Seal

Notary Signature

My Commission expires:_____

Community Zone - Submission Items

- 1.) Copies of all required materials for Community Zone review shall be submitted at time of application to the Land Use Administrator by the owner(s) or their authorized agent a minimum of 28 days prior to the Kane County Land Use Authority Commission's meeting date at which the Community Zone application is to be reviewed.
- 2.) Submission Items (Administrative)
 - a.) One copy of application
 - b.) Community Zone Review Deposit
 - c.) Community Zone Agreement
 - d.) Statement of taxes and assessments paid
 - e.) Certificate of title insurance
 - f.) Articles of Incorporation (LLC, Partnership or Corp)
 - g.) Notarized Affidavit that applicant is the owner or authorized by the owner to make application for the proposed Community Zone *It is highly recommended that the applicant or their authorized agent be present at the Land Use meeting that the Community Zone application is to be addressed. Electronic appearance is acceptable if prior arrangements are made.
 - h.) Development Agreement Draft
 - i.) Notarized consent to conceptual plan from lender(s)
 - j.) Municipal Services - provide will serve letters or feasibility to obtain 1
 - 1.) Water/sewer systems
 - 2.) Solid waste disposal
 - 3.) Public safety i.e. fire protection, law enforcement, and emergency services
 - 4.) Utilities
 - 5.) Fire flow
 - 6.) Any other services required by state law or determined through development agreement
 - k.) Provide names and addresses of all property owners within 1000 feet of the proposed Zone Change and \$10 for each notice mailed to same property owners.
- 3.) Submitted Drawing Requirement
 - a.) 3 copies colored conceptual plan - Re: Land Use Ordinance Chapters 22, 22-2 (3) and 22-4 (1) b
 - b.) Boundary map with section corners
 - 1.) Total acreage and legal description
 - 2.) Fence lines
 - 3.) Existing individual parcels with boundary, with parcel numbers and owner's names and addresses
 - 4.) Show adjoining parcels with parcel numbers and owners
 - 5.) Electronic Copy of Plat (PDF)

**** Please submit (2) 24" by 36", plat maps and (12) 11" by 17" plat maps along with your application***